



City of Harrisonburg, Virginia

Planning Commission Meeting

May 11, 2011

7:00 p.m.

Regular Meeting
409 South Main Street

1) Call to order, roll call, determination of quorum, and review/approval of minutes from the April 13, 2011 regular meeting.

2) New Business

Preliminary Plat – Lady Slipper Court (2011 Resubmission)

Consider a request from Gary Bodkin to preliminarily subdivide one, .77 acre parcel into nine townhouse lots. A variance to the Subdivision Ordinance Section 10-2-42 (d) is requested to allow eight of the lots to not front on a public street. The property, zoned R-3, Multiple Dwelling Residential District, is located at 2541 Reservoir Street and can be found on tax map 81-A-12.

Special Use Permit – Fence Height 231 Sunrise Avenue 10-3-34 (9)

Public hearing to consider a request from Geraldine Howdyshell and Brandon Howdyshell for a special use permit per Section 10-3-34 (9) to allow fences greater than the height otherwise permitted within the R-1, Single Family Residential District. The 10,512 +/- sq. ft. property is located at 231 Sunrise Avenue and can be found on tax maps 23-B-47 & 48.

Special Use Permit – 862 North Liberty Street 10-3-97 (10) Rec. Activity

Public hearing to consider a request from the Waterman Group, LLC, with representative Steve Hill for a special use permit per Section 10-3-97 (10) to allow recreational and leisure time activities within the M-1, General Industrial District. The 2.87 +/- acre property is located at 862 North Liberty Street and can be found on tax map 40-N-40.

Master Plan Amendment – 2010 Forest Hills Manor

Consider a request from Forest Hills Manor, LLC to amend their previously approved 68-unit master plan development for a redesigned amendment that would allow a total of 70 units within their master planned community. The property, zoned R-4, Planned Unit Residential District is located along Devon Lane and accessed by Sully Drive and can be found on tax map 92-A-2.

3) Unfinished Business

4) Public Input

5) Report of secretary and committees

Proactive Zoning

6) Other Matters

7) Adjournment

Staff will be available Monday, June 6, 2011 at 4:30 p.m. for those interested in going on a field trip to view the sites for the June 8, 2011 agenda.